Karen Johnson Davidson County
Batch# 1293611 DEEDQC
07/03/2025 08:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250703-0052557

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BNL, Inc.	**NEW OWNER**	**09203002800**
1820 A Jefferson Street **Nashville, Tennessee 37208**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30 day of June, 2025, the undersigned, **JDRE, LLC** (the "*Grantor*"), have bargained and sold, and by these presents do transfer and quitclaim to **BNL, INC.**, a Corporation duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1820 JEFFERSON STREET, NASHVILLE, TENNESSEE 37208**, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 and Lot No. 2, as shown on the map entitled John L. Brown's Subdivision in North Nashville, as shown on plat record in Plan Book 21, page 136, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by Ernest Davis, Surveyor, dated May 30, 1985, as follows:

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Beginning at an iron pin on the northerly margin of Jefferson Street (the southeast corner of the property herein described); thence North 19 degrees 45 minutes, East 129.15 feet to an iron pin in the Interstate Hwy, chain link fence; thence South 78 degrees 30 minutes West 75.0 feet to an iron pin; thence South 19 degrees 45 minutes East 129.05 feet to an iron pin in the northerly right-of-way of Jefferson Street (the southwest corner of the property herein described); thence with the north right-of-way of Jefferson Street, North 78 degrees 30 minutes East 75.0 feet to the beginning to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JDRE, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated June 3, 2019, from Benjamin Dang and Leena Dang, and recorded on June 5, 2019, as Instrument No. 20190605-0053487, in said Register's Office.

This improved property more commonly known as 1820 Jefferson Street, Nashville, Tennessee 37208.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 30 day of June, 2025.

GRANTOR: JDRE, LLC

BY: Benjamin Dang

ITS: Managing Member

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority. **BENJAMIN DANG,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who upon oath acknowledged their self to be the **MANAGING MEMBER** for **JDRE, LLC**, and as such acknowledged that they are authorized to execute the foregoing instrument on behalf of JDRE, LLC, for the purposes therein contained.

WITNESS my hand, at office, on this 30 day of June, 2025.

Notary Public

11/8/28
My Commission Expires



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Tennessee Certification of Electronic Document

I, Grover C. Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2025.

Affiant Signature

7/2/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

